

8/21/2019

Edcgov.us Mail - Fwd: Planned Development PD18-0005/tenantive Subdivision map TM18-1536/ Serrano VillageF7



PC 8/22/19
#3
Charlene Tim <charlene.tim@edcgov.us>

Fwd: Planned Development PD18-0005/tenantive Subdivision map TM18-1536/ Serrano VillageF7

Planning Department <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Aug 21, 2019 at 9:48 AM

----- Forwarded message -----

From: **Allan Binford** <allanbin@yahoo.com>
Date: Wed, Aug 21, 2019 at 9:45 AM
Subject: Planned Development PD18-0005/tenantive Subdivision map TM18-1536/ Serrano VillageF7
To: aaron.mount@edcgov.us <aaron.mount@edcgov.us>
Cc: planning@edcgov.us <planning@edcgov.us>

To whom it may concern,

My wife and I have ben residents in Bridlewood Canyon for over 22 years. We have seen firsthand the dangers that Bass Lake road presents for drivers who travel too rapidly on the road in front of our development. Just recently a rear end accident took place in front of our entrance. We are extremely concerned about the fact that the road HAS NOT been improved to take care of all of the traffic needs coming. Why has Bass Lake road not been prepared first before development? Can you guarantee the developers won't just build and leave the current road as is. My daughter will shortly be driving and I have no desire for her to be an accident victim due to poor city planning and management. Please put a large pause on Serrano's plans this until the needed improvements can be accomplished on Bass Lake Road. Sincerely,

Allan and Wanda Binford
3277 Collingswood Drive
El Dorado Hills, CA. 95762
530 672-8869



PC 8/22/19
#3
Charlene Tim <charlene.tim@edcgov.us>

2 pages

Planned Development PD18-0005/Tentative Serrano Village J7.

Debra Simon <debjsimon@gmail.com>

Wed, Aug 21, 2019 at 11:55 AM

To: planning@edcgov.us, aaron.mount@edcgov.us, charlene.tim@edcgov.us
Cc: jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, brian.shinault@edcgov.us, The BOSONE <BOSONE@edcgov.us>, jdavey@daveygroup.net

August 15, 2019

Debra Simon
3800 Carasco Court
El Dorado Hills, CA 95762

The County of El Dorado Hills & Building Department Planning Services Division
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Serrano J6 and J7 Developments,
Stop J7 Until Safety Concerns are Addressed

I would like to be at the meeting on August 22nd but I have to be at the airport at that time. It's difficult for the citizens that are effected by your decisions to participate when they have their obligations.

I am not alone in expressing my discontent at the home density projected for Village J7 and the lack of commitment from the Planners and Kirk Bone and Parker Developments to provide safety measures that will affect all residents in this area. The planners will time out of their positions and Parker Developments will move on to other projects and yet our lifestyle and literally our lives are affected by not providing sidewalks, bike paths, stop signs, a shoulder, or reduced speed limits on Bass Lake Road and by making the density of J7 the highest of any Serrano project on a lot that is incredibly awkward and dangerous given it's location close to the curve of Bass Lake Road.

Please consider the following:

- Why does the EID get a separate turning lane into their property on Bass lake Road but the developers are not obligated to create a safe turning lane for residents on Bass Lake Road? There is also a "Trucks Entering Ahead" sign for J6 on the curve of the causeway but nothing planned for future residents.
- We keep hearing the traffic accident and fatality count isn't high enough to warrant fixing Bass Lake Road north of Serrano Parkway or to provide sidewalks, turn lanes or a bike path. What is the magic number? We heard there have been 73 collisions from 2009 - 2019 on less than 5000 ft. of Bass Lake Rd. between Bridlewood Dr. and Woodleigh Ln. I can only imagine how that number will increase in front of the blind entrances to J6 and the proposed J7.
- Bridlewood Canyon enjoys a private lake, tennis courts, basketball court, play ground, swimming pool and clubhouse. We take great pride in our facilities and pay for their upkeep. The Serrano J6 and J7 will provide no recreational facilities for their residents except a few empty lots to pad Parker Developments HOA representation. Putting the J7 density in front of our community will reduce our property values and increase our liability and security costs.

8/21/2019

Edcgov.us Mail - Planned Development PD18-0005/Tentative Serrano Village J7.

- Once the walled developments are complete more kids getting off school buses will walk along Bass Lake Road as they do now to get to their homes, go to the park or especially the new Safeway plaza. The developers greedily want the revenues from these homes without providing safe communities or access to them.
- Bass Lake and the Bass Lake Overflow provide nests for a number of wildlife species that often cross the road on the causeway. Many have been killed by cars because there is no shoulder or option to avoid hitting them. It is also a blind curve because of the trees which acts as their habitat. Something needs to be done to preserve the wetlands and lake and make it safer for everything and everybody.

In conclusion, I could go on but everyone knows the issues and it comes down to money. Greedy developers and a broke county are the real problems that will cost lives and lifestyle. If something isn't done to fix Bass Lake Road by providing safety features then Village J7 should be stopped or delayed. The local residents have already talked about boycotting the Safeway Plaza, getting the word out that J6 and J7 are unlivable dangerous communities that certainly don't live up to Serrano's reputation and encourage any parties involved in car accidents to sue the county. We also encourage voting out our current Supervisors and local officials if they don't fix the problems we face now and in the future.

Regards,

Debra Simon